APPLICATION FOR THE CLEAN OHIO CONSERVATION FUND

APPICANT: City of Wyoming	CODE # 061-86730 (If Unknown Call OPWC)
DISTRICT NUMBER: 2 COU	NTY: <u>Hamilton</u> DATE <u>1/9/09</u>
CONTACT: Robert Harrison PROJECT CONTACT PERSON SHOULD BE THE INDIVIDUAL WHO OR COORDINATE THE RESPONSE TO QUESTIONS)	PHONE # (513) 821-7600 (THE) WILL BE AVAILABLE DURING BUSINESS HOURS AND WHO CAN BEST ANSWER
FAX: (513) 821-7952	E-MAIL rharrison@wyoming.oh.us
PROJECT NAME: Crescent Pa	rk Expansion – Phase II
ELIGIBLE APPLICANT (Check Only 1) A. County (1) B. City (2) C. Township (3) D. Village(4) E. Conservancy District (6) F. Soil & Water Conservation District (7) G. Joint Recreational District (8) H. Park District/Authority (9) I. Nonprofit Organization (10) J. Other	PROJECT TYPE (Check Largest Component) X A. Open Space (7) B. Riparian Corridor (8) PRIMARY PROJECT EMPHASIS 4 (Choose a category from Attachment A which most closely describes your primary project emphasis.)
ESTIMATED TOTAL PROJECT COST (from 1.1f): \$350,350	CLEAN OHIO CONSERVATION FUNDING REQUESTED: (from 1.2e) \$262,762.50
NRAC APPROVAL - To be completed	by the NRAC Committee ONLY
GRANT: \$	
PROJECT NUMBER: Local Participation	OPWC USE ONLY APPROVED FUNDING: \$% Project Release Date:
Clean Ohio Fund Participation	%

1.0	PROJECT FINANCIAL INFORMATION			
·	(Round to Nearest Dollar)		TOTAL DOLLARS	In Kind Dollars (See definition in instructions.)
1.1	PROJECT ESTIMATE	D COSTS:	\$ <u>350,350</u>	\$ <u>0.00</u>
a.)	Acquisition Expenses: Fee Simple Purchase Easement Purchase Other – Local Funds	\$ <u>220,000</u> <u>N/A</u>	\$ <u>220,000</u>	\$ <u>0.00</u>
b.)	Planning and Impleme Appraisal Closing Costs Title Search Environmental Assessments Design Other Eligible Costs	ntation: \$ 750 \$1,500 \$1,000 \$4,000 \$5,000	\$ <u>13,750</u>	\$ <u>0.00</u>
c.)	Construction or Enhan Facilities: Construction Demolition	cement of \$49,784 \$31,716	\$ <u>81,500</u>	\$ <u>0.00</u>
d.)	Permits, Advertising, Le	egal:	\$ <u>3,250</u>	\$ <u>0.00</u>
e.)	Contingencies: (not to exceed 10% of to	otal costs)	\$ <u>31,850</u>	\$ <u>0.00</u>
f.)	TOTAL ESTIMATED CO	OSTS:	\$ <u>350,350</u>	\$ <u>0.00</u>

1.2	PROJECT FINANCIAL RESOURCES: (Round to Nearest Dollar and Percent)		
a.)	In-Kind Contributions	<u>Dollars</u> \$ <u>0.00</u>	<u>Percent</u> <u>0.00</u> %
b.)	Applicant Contributions (Local Funds)	\$ <u>87,587.50</u>	<u>25%</u>
c.)	Other Public Revenues Nature Works Land Water Conservation Fund Ohio Environmental Protection Age Ohio Water Development Authority Community Development Block Gra Ohio Department of Natural Resour	ant	<u>N/A</u>
d.)	Private Contributions	<u>N/A</u>	<u>N/A</u>
SUB	STOTAL LOCAL RESOURCES:	\$ <u>87,587.50</u>	<u>25%</u>
e.)	CLEAN OHIO CONSERVATION FUND:	\$ <u>262,762.50</u>	<u>75%</u>
	Funds from another NRAC	N/A	
SUB	TOTAL CLEAN OHIO RESOURCES:	\$ <u>262,762.50</u>	<u>75%</u>
f.)	TOTAL FINANCIAL RESOURCES:	\$ <u>350,350</u>	<u>100%</u>

1.3 AVAILABILITY OF LOCAL FUNDS:

Attach a statement signed by the <u>Chief Financial Officer</u> listed in section 4.2 certifying <u>all local share</u> funds required for the project will be available on or before the earliest date listed in the Project Schedule section.

See Attached Statement by Jenny Chavarria, Finance Director for the City of Wyoming.

2.0 PROJECT INFORMATION

If the project is multi-jurisdictional, information must be consolidated in this section.

- X Please check here if additional documentation is attached.
- 2.1 BRIEF PROJECT DESCRIPTION (Sections A through E):

A: SPECIFIC LOCATION: 338 - 342 Crescent Avenue

PROJECT COUNTY: <u>Hamilton</u> PROJECT ZIP CODE: 45215

B: PROJECT COMPONENTS: This project involves the acquisition of 338-342 Crescent Avenue to form an extended Crescent Park consistent with the original master plan for this park. The project further involves the demolition of the properties of 336-342 Crescent Avenue (not including the small parking lot at 336 Crescent). The City acquired 336 Crescent Avenue in 2006. The conversion of this property from commercial to open green space will create and then preserve a high quality, and viable habitat for plant and animal species as outlined in the project plan. The additional greenspace and will improve protection for the habitat that reside in Crescent Park. The project incorporates aesthetically pleasing and ecologically informed design with sensitivity to the terrain (see attached photo of existing design completed in Phase I). The project will enhance educational opportunities and provide a physical link to schools, as Terry's Montessori School (419 Poplar) is located across the street from Crescent Park often utilizes the Park and enhance the surrounding residential properties in the area. The project was planned in accordance with the Joint Task Force Plan and supports openspace and greenspace planning. The project provides access to a new natural area providing aesthetic preservation benefits.

C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A: The conversion of this property from commercial to green space will create a more significant green space and then preserve a high quality, and viable habitat for plant and animal species. The additional greenspace and the elimination of the roadway will significantly improve the protection for the habitat that reside in Crescent Park. The project incorporates aesthetically pleasing and ecologically informed design with sensitivity to the terrain. The project will enhance educational opportunities and provide a physical link to schools, such as Terry's Montessori School (419 Poplar) which is located across the street from Crescent Park and often utilize the Park. The project was planned in accordance with the Joint Task Force Plan and supports openspace and greenspace planning. The project provides access to a new natural area providing aesthetic preservation benefits.

D: DEFINE TERMS OF EASEMENTS: There is no easement required for this project.

E: INFORMATION REGARDING PUBLIC ACCESS: Access to the property is off of Crescent Avenue in Wyoming. Crescent Park is open to the public; there are no restrictions to access. The Park will be open from sunup to sundown. The general public participated in the development of the Joint Task Force plan and a public hearing was held on the plan with feedback and amendments made to the Joint Task Force plan based on the public input received. The Joint Task Force recommendations on Crescent Park have been well received by the community. The first phase of the project, funded by a Clean Ohio Grant has been supported by the community.

2.2 OWNERSHIP/MANAGEMENT/OPERATION: The City of Wyoming will own the property and maintain the property in excellent condition. All regulations, ordinances, and other rules that apply to all City parks will be in effect at the expanded park.

3.0 PROJECT SCHEDULE:*

		BEGIN DATE	END DATE
3.1	Planning and Implementation:	06/01/2009	08/01/2009
3.2	Land Acquisition/Easements	06/01/2009	09/01/2009
3.3	Site Improvements:	09/01/2009	12/31/2009

^{*} Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

4.0 PROJECT OFFICIALS:

4.1	CHIEF EXECUTIVE OFFICER TITLE STREET CITY/ZIP PHONE FAX	City Manager 800 Oak Avenue Wyoming, OH 45215 (513) 821-7600 (513) 821-7952
	E-MAIL	rharrison@wyoming.oh.us

4.2	CHIEF FINANCIAL OFFICER	Jenny Chavarria
	TITLE	Finance Director
	STREET	800 Oak Avenue
	CITY/ZIP	Wyoming, OH 45215
	PHONE	(513) 821-7600
	FAX	(513)821-7600
	E-MAIL	ichavarria@wyoming.oh.u

4.3	PROJECT MANAGER TITLE	<u>Terrance Huxel</u> <u>Public Works Director</u>
	STREET	800 Oak Avenue
	CITY/ZIP	Wyoming, OH 45215
	PHONE	(513) 821-7600
	FAX	<u>(513)821-7952</u>
	E-MAIL	thuxel@wyoming.oh.us

Changes in Project Officials must be submitted in writing from the CEO or CFO.

5.0 ATTACHMENTS/COMPLETENESS REVIEW:

In order that your application may be processed in a timely fashion, please submit your application on 8½ by 11 white paper with dark ink so that it may be copied for others. It is understood that some items may not conform to this request such as large maps and photographs. Please feel free to include these items.

Confirm in the blocks [] below that each item listed is attached.

- [X] A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 6.0, Applicant Certification, below.
- [X] A certification signed by the applicant's chief financial officer stating <u>all local share</u> funds required for the project will be available on or before the dates listed in the Project Schedule section.
- [X] A formal detailed estimate of the projects costs provided by an architect, landscape architect, or other professional. For land acquisition, an appraisal by a State-certified general real estate appraiser, as defined under ORC 4763 for the type of land being appraised will need to be submitted to the NRAC prior to closing.
- [N/A] A cooperation agreement (if the project involves more than one entity) which identifies the fiscal and administrative responsibilities of each participant.
- [N/A] Resolution of Support (Please refer to section 164.23(B)(1) of the Ohio Revised Code for guidance.)
- [N/A] Identification of any participation by state agencies that will provide to this particular project and that will provide assistance with respect to the project.
- [N/A] Information concerning the coordination of the project among local political subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.
- [X] Supporting Documentation: Materials such as additional project description, photographs, and/or other information to assist your NRAC in ranking your project. Be sure to include supplements which may be required by your *local* NRAC.
- [X] Have you reviewed your NRAC's methodology to see that you have addressed all components?

6.0 APPLICANT CERTIFICATION:

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

Applicant certifies that the project, as defined in the application, has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.

Robert W. Harrison	City Manager
Certifying Representative (Type or Pr	int Name and Title)
	,
Original Signature/Date Signed	

ATTACHMENT A

PROJECT EMPHASIS

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A 1 IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A 2 IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A 3 IN THE CATEGORY WITH THIRD EMPHASIS.

OPEN SPACE

1. Protects habitat for rare, threatened and endangered species
2.2. Increases habitat protection
3. Reduces or eliminates nonnative, invasive species of plants or animals
1_4. Preserves high quality, viable habitat for plant and animal species
5. Restores and preserves aquatic biological communities
6. Preserves headwater streams
7. Preserves or restores floodplain and streamside forest functions
8. Preserves or restores water quality
9. Preserves or restores natural stream channels
10. Preserves or restores functioning floodplains
11. Preserves or restores wetlands
12. Preserves or restores streamside forests
13.Preserves or restores other natural features that contribute to quality of life and
state=s natural heritage
RIPARIAN CORRIDOR
14. Fee simple acquisition of lands to provide access to riparian corridors or
watersheds
15 Acquisition of eccements for protecting and enhancing singuisments and annual and annual a
15. Acquisition of easements for protecting and enhancing riparian corridors or
watersheds
watersheds 16. Reforestation of land
watersheds16. Reforestation of land17. Planting vegetation for filtration
watersheds16. Reforestation of land17. Planting vegetation for filtration18. Incorporates aesthetically pleasing and ecologically informed design
watersheds16. Reforestation of land17. Planting vegetation for filtration3_18. Incorporates aesthetically pleasing and ecologically informed design19. Enhances educational opportunities and provides physical links to schools and
watersheds16. Reforestation of land17. Planting vegetation for filtration3_18. Incorporates aesthetically pleasing and ecologically informed design19. Enhances educational opportunities and provides physical links to schools and after school centers
watersheds16. Reforestation of land17. Planting vegetation for filtration318. Incorporates aesthetically pleasing and ecologically informed design19. Enhances educational opportunities and provides physical links to schools and after school centers20. Acquisition of connecting corridors
watersheds16. Reforestation of land17. Planting vegetation for filtration3_18. Incorporates aesthetically pleasing and ecologically informed design19. Enhances educational opportunities and provides physical links to schools and after school centers20. Acquisition of connecting corridors21. Supports comprehensive open space planning
watersheds
watersheds16. Reforestation of land17. Planting vegetation for filtration3 18. Incorporates aesthetically pleasing and ecologically informed design19. Enhances educational opportunities and provides physical links to schools and after school centers20. Acquisition of connecting corridors21. Supports comprehensive open space planning5 22. Provides multiple recreational, economic and aesthetic preservation benefits23. Allows proper management of areas where safe hunting and trapping may take
watersheds16. Reforestation of land17. Planting vegetation for filtration318. Incorporates aesthetically pleasing and ecologically informed design19. Enhances educational opportunities and provides physical links to schools and after school centers20. Acquisition of connecting corridors21. Supports comprehensive open space planning
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City Council Resolution Authorizing Application

RESOLUTION NO 34 2008

RESOLUTION SUPPORTING THE EXPANSION OF CRESCENT PARK AND AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION FOR CLEAN OHIO FUNDS THROUGH THE NATURAL RESOURCES ASSISTANCE COUNCIL

WHEREAS, the City of Wyoming is a fully developed community with limited opportunities for the redevelopment of green space; and

WHEREAS, the City of Wyoming has engaged in a planning study that supports comprehensive open space planning around the central business district and green space development; and

WHEREAS, this acquisition and green space development provides multiple recreational, economic, and aesthetic preservation benefits and incorporates aesthetically pleasing and ecologically informed design.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wyoming Ohio.

Section 1. The City Manager be and he is hereby authorized to submit an application for Clean Ohio Funds through the District 2 Natural Resources Assistance Council for funds to expand Crescent Park.

<u>Section 2</u>. The City of Wyoming supports the expansion of the park as beneficial to the surrounding neighborhood.

PASSED IN THE COUNCIL CHAMBERS OF THE CITY OF WYOMING, OHIO THIS 17th DAY OF NOVEMBER, 2008.

Barry S. Porter, Mayor

ATTEST

Clerk of Council

APPROVED AS TO FORM:

Franklin A. Klaine, Jr.

City Solicitor

1751077_1.DOC

Certificate of Clerk of Council

I the undersigned, hereby certify that the foregoing is a true and correct copy of the Resolution adopted by the City Council of the City of Wyoming on November 17, 2008 and I am duly authorized to execute this Certificate.

Clerk of Council

Calvis

1752262_1.DOC

Finance Director Certification

And antonion and a contact of the co

Funds



CITY OF WYOMING • 800 OAK AVENUE • WYOMING, OHIO 45215 (513) 821-7600

FAX (513) 821-7952

CHIEF FINANCIAL OFFICER CERTIFICATION OF LOCAL FUNDS

January 8, 2009

I, the Chief Financial Officer of the City of Wyoming, hereby certify that the City of Wyoming has the necessary funds available in the general fund to complete the local match of \$87,587.50 for the Crescent Park Expansion Project.

Jenny Chavarria, Finance Director

Design Cost Estrates

March 21, 2008

City of Wyoming 800 Oak Avenue Wyoming, Ohio 45215

Attention: Mr. Bob Harrison, City Manager

Reference: Crescent Park expansion

Dear Mr. Harrison,

Vivian Llambi and Associates, Inc. (VLA) is pleased to submit this scope and fee proposal for landscape architectural services associated with the expansion of Crescent Park. The following is based on your on-site meeting with Todd Wales.

1. Understanding:

- A. The City will be purchasing and demolishing the building on the southeast corner of Crescent and Worthington. It is assumed that the demolition will also take care of capping utility lines, filling of any basements or crawl spaces, and removal of foundations.
- B. The vacated land will be used to expand the park. The expansion will include the property to the south where the existing house will also be removed. The off-street parking on Crescent will remain.
- C. The total expansion of the park is approximately 1/5 of an acre.
- D. The expanded park area will become additional green space. There are no structures proposed.
- E. The design will match the previous improvements at Crescent Park and will include berming, landscaping, drainage improvements, irrigation, a new sidewalk, and lawn.

2. Anticipated Scope of Services:

A. Design Phase: VLA will:

- 1. Visit the site to examine existing conditions. (complete)
- 2. Prepare a preliminary site plan showing berming, low landscape walls, and landscaping.
- 2. Prepare a cost estimate. (complete)
- 3. Meet with the city to review the design and estimate.
- 4. Update the plan based on comments.
- 5. Prepare a color-rendered site plan showing the proposed improvements.
- Attend one meeting to present the site plan to the public and/or City representatives.

Mr. Bob Harrison, City Manager March 21, 2006 Page 2 of 2

B. Construction Document Phase: VLA will:

- Prepare a detailed plan showing individual plant species and locations. The plan will also show berming, sidewalks, drainage improvements, and low walls.
- 2. Prepare construction details for the walk, catch basin, and low seat wall.
- 3. Provide plant installation details and specifications for lawn and landscaping.

4. Attend one coordination meeting with the city.

- 5. Coordinate with the city to prepare a design/build specification for irrigation. This will include a plan showing the area to be irrigated and detailed technical specifications to be used for obtaining bids. The specification will include the requirement to submit an irrigation plan for review.
- 6. Review and approve irrigation submittals including the design drawings.

3. Compensation:

A.	VLA suggests working	hourly with a not to exceed fee pe	r the following:
	a Dooies	* * * * * * * * * * * * * * * * * * * *	

Design:

\$1,900

Construction Documents:

\$3,100

Construction Administration:

hourly upon request

- B. It is anticipated that the majority of the time in the Design Phase will be at Todd's Project Manager rate of \$115.00 per hour. Todd will be assisted by a Landscape Architect at the rate of \$75.00 per hour.
- C. Reimbursable expenses such as plotting or long distance phone calls will be billed in addition to the above.

Please fell free to contact Todd or me if you have any questions regarding this proposal. If you are in agreement with the Scope of Services and Compensation, kindly indicate your acceptance with your signature below.

Sincerely,	Accepted by:
VIVIAN LLAMBI & ASSOICATES, INC.	CITY OF WYOMING
Vivian Llambi President	Signature and Date
	Printed Name and Title

(sheet

2312 Park Avenue

Cincinnati, Ohio 45206 Tel: (513) 559-9444

Fax: (513) 559-0164

Client: City of Wyoming

Project: Crescent Park expansion Location: Wyoming, Ohio

Project No: x Phase: x

Sheet: 1 of 1 Prepared by: TRW

Revision:

4/03/08	×	xx/xx/xx
Date:	Checked By:	Dafe:

4/03/0	d by. X Dafe: xx/xx/	worw.
Date: 4/03/0	Onethed by.	
Phase: X		'Ile Name: N:\EXCFILES\2008 projects\08xx \Wyoming Crescent Park expansion\[4_3_08 expansion_REV_XLSjSheet 1

Reference	ITEMIZED LIST OF WATERIALS PESCIPEON	County Un	ir Unit Peruni	************	MATERIAL & INSTALL COSTS Extension	costs	
	a only) d (6" depth) g pad d or other areas			\$1.75 \$23.00 \$30.00 \$5.00 \$44.00 \$375.00 \$14.00 \$14.00 \$14.00 \$0.85 \$50.00 \$14.00 \$14.00	2.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5.5		23.25.25.25.25.25.25.25.25.25.25.25.25.25.
All extension acceptable p	All extensions are rounded off to the nearest dollar. Although this estimate was prepacceptable professional estimating practices, VLA disclaims any liability for its accura	######################################	SUBTOTALS ost accurate informe to actual or final pro	S	######################################	16% Contingency 10% Contingency	\$39,366,08 \$5,903,26 \$4,525,83 \$49,784,08

338-342 Crescent Ave.

- * Owner Commitment to Sell Property
- * Appraisal

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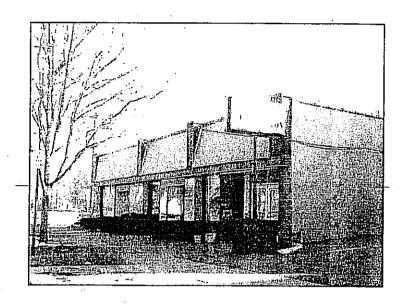
City of Wyoming Bob Harrison, City Manager 800 Oak Avenue Wyoming, OH 45215

Dear Mr. Harrison:

As the owner of the property located at 338-342 Crescent Avenue in the City of Wyoming, this letter serves as notice of my intention to sell this property to the City of Wyoming for the price of \$220,000, if the City is awarded grant funds allowing this purchase to proceed. If the City is successful in obtaining grant funds for the acquisition of this property, I am prepared to close on this purchase and transfer ownership within thirty (30) days of the grant award.

Sincerely,

Betty M. Kuehl
Betty M. Ruehl



APPRAISAL OF REAL PROPERTY

LOCATED AT:

338-342 Crescent Avenue Wyoming, Ohio 45215

FOR:

City of Wyoming 800 Oak Avenue, Wyoming, Ohio 45215

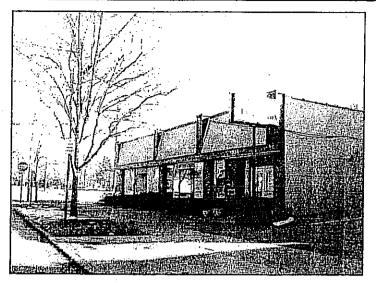
BY:

Robert J. Herking 3882 McMann Road, Cincinnati, Ohio 45245

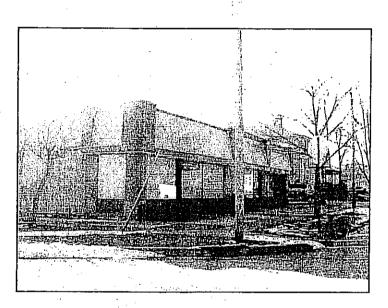
Hov. 8/94

Photograph Addendum

Borrower City of Wyoming	
Property Address 338-342 Crescent Av	enue
Gy Wyoming	County Hamilton
State Ohio	Zip Code 45215
Lender/Client City of Wyoming	Lender's Address 800 Oak Avenue, Wyoming, Ohio 45215
Appase Robert J. Herking	Appraser's Address 3882 McMann Road, Cincinnati, Ohio 45245



Front

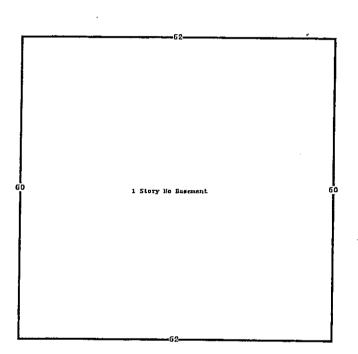


Front



Street

			Sketch
	SKETCH ADDENDUM		
Borrower City of Wyoming			
Property Address 338-342 Crescent Av	enue	·····	
City Wyoming	County Hamilton.		
state Ohio	Zip Code 45215		
Lender/Client <u>City of Wyoming, 800</u>	Oak Avenue, Wyoming, Ohio 45215		
•			

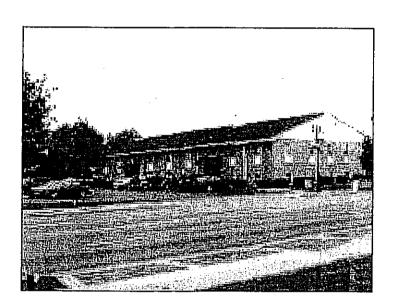


Photograph Addendum

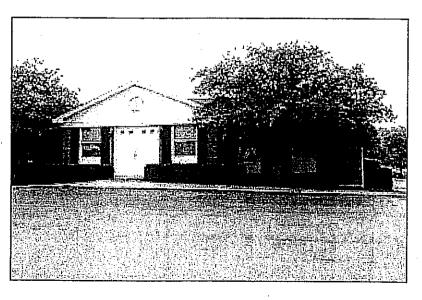
Burnwer City of Wyoming	
Property Address 338-342 Crescent A	venue
City Wyoming	County Hamilton
Sam Ohio	Zip Code 45215
LenderClass City of Wyoming	Lender's Address 800 Oak Avenue, Wyoming, Ohio 45215
Appaier Robert J. Herking	Appresers Address 3882 McMann Road, Cincinnati, Ohio 45245
<u> </u>	



Comparable 1



Comparable 2



Comparable 3

		 **** -, 0002116
	EMENTAL ADDENDUM	
Borrower Owner: Charles Ruehl		
Property Address 338-342 Crescent Avenue		
cily Wyoming	county Hamilton	
State Ohio	Zíp Code 45215	
Lender/Client City of Wyoming		
		 ····

Cost Approach

Reproduction Cost New

Buildir	ng:					
3,720	sq.	ft.	0	\$75.00/sq.	ft.	\$

Total \$ 279,000

279,000

Less Depreciation for Physical & Functional	(35%)	\$ 97,650
Depreciated Value		

Depreciated Value \$ 181,350

Plus Site Improvements:

Walks, Pavement, etc. \$ 10,000

Land Value Estimate (From Market) \$ 50,000

Value Estimate Via The Cost Approach \$ 241,350

\$ 241,350

INPUT VARIABLES / KEY NUMBERS

BY: Herking and Associates

FILE #: Crescent
PROPERTY: 338-342 Crescent DATE OF ANALYSIS: 2/15/08

INPUT VARIABLES

Projected Holding Period (in years)	-	15 Years
LOAN # 1 Ratio	-	75.00 ቼ
Interest Rate	-	8.00 %
Loan Term	-	15 Years
Investor Equity Portion	-	25.00 ቄ.
Required Investor Yield - IRR	-	10.00 %
Annual Growth Rate - Value	-	0.00 ቄ
Annual Growth Rate - Net Income '	_	0.00 %
-Soft Costs in Addition to Equity	_	3.00 % -
Selling Expenses in Year of Sale	_	7.00 ቼ

KEY NUMBERS

Initial Cash Investment	\$ 62,315
Investment Value	\$ 222,553
Overall Capitalization Rate	9.36%
Positive Cash Flow Begins-Yr	1.

FIRST YEAR NUMBERS

Annual Net Income	\$ 20,820
Debt Service	\$ -19,141
Annual Cash Flow	\$ 1,679
Cash on Cash Yield	2.69%
· Debt Service Coverage Ratio	1.09

STABILIZED YEAR INFORMATION

Stabilized Income Pro	ojected in:	Year	1
Stabilized Expenses	Projected in:	Year	1
Stabilized Net Income	e Projected in:	Year	1

STABILIZED MARKET INCOME STATEMENT

BY: Herking and Associates

FILE #: Crescent

PROPERTY: 33B-342 Crescent DATE OF ANALYSIS: 2/15/08

GROSS INCOME	Annual Amount	% of Gross
Total Annual Income LESS Vacancy / Rent Loss	\$ 29,760 -1,488	100.00ቴ -5.00ቴ
Effective Gross Income	\$ 28,272	95.00%
FIXED EXPENSES		
Real Estate Taxes	2,976	10.00%
Insurance	1,500	5.04%
OPERATING EXPENSES		
Management	1,488	5.00%
	5,964	20.04%
RESERVE EXPENSES		
Reserve for Replacement	1,488	5.00%
Total Annual Expenses	\$ 7,452	25.04%
NET INCOME	\$ 20,820	69.96%

CAPITALIZATION

Stable Net Income Divided by Capitalization Rate = INVESTMENT VALUE

\$20,820

.0935507

\$222,553

STABILIZED MARKET RENT SCHEDULE

BY: Herking and Associates
FILE #: Crescent
PROPERTY: 338-342 Crescent
DATE OF ANALYSIS: 2/15/08

Class of Income	Gross Rentable Units	Annual Income	Income Per Unit	Unit of Measure
Building	3,720	29,760	B.00	Unit
SUE-TOTAL	3,720	29,760	8.00	
	1	0	0.00	Lump
	~-	_		
SUB-TOTAL	1	0	0.00	
TOTAL INCOME	\$	29,760	,	
VACANCY AND RENT LO	oss	-1,488	*	
EFFECTIVE GROSS INC	COME \$	28,272		

DISCOUNTED CASH FLOW ANALYSIS

BY: Herking and Associates
FILE #: Crescent
PROPERTY: 338-342 Crescent
DATE OF ANALYSIS: 2/15/08
PAGE 1

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 1
Projected Value	222,553	222,553	222,553	222,553	222,553	222,553	222,553	222,553	222,553	222,55
Total Loans: 75.0%		-160,909	<u>-154,406</u>	-147,362	-139,734	<u>-131,473</u>	<u>-</u> 122,526	<u>-11</u> 2,836	-102,342	90,97
Equî ty	55,638	61,644	68,147	75,191	82,819	91,081	100,028	109,717	120,211	131,5
Closing Csts: 3.0%	6,677			,	•	•		,		1
Total Investment	62,315									
Net Income	20,820	20,820	20,820	20,820	20,820	20,820	20,820	20,820	20,820	20,82
Interest Expense	-13,136	-12,638	-12,098	-11,513	-10,880	-10,194	-9,452	-8,648	-7,777	-6,83
Loan Amortization	-6,005	-6,504	-7,044	-7,628	-8,261	-8,947	-9,690	-10,494	-11,365	- 12 . 30
Annual Cash Flow	1,679	1,679	1,679	1,679	1,679	1,679	1,679	1,679	1,679	1,67
Cash on Cash Yield	2.69%	2.69%	2.69%	2.69%	2.69%	2.69%	2.69%	2.69%	2.69%	2.69
Debt Service	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09
Coverage Ratio								,	1107	1.07
		 							·	
REVERSION - CALCULA	.TION OF PRO	CEEDS IN THI	E YEAR OF SA	ALE						
Future Sale	222,553	222,553	222,553	222,553	222,553	222,553	222,553	222,553	222,553	222,55
Future Sale Sale Costs: 7.00%	222,553 -15,579	222,553 -15,579	222,553 -15,579		222,553 -15,579	222,553 -15,579	222,553 -15,579	222,553 -15,579	222,553 -15,579	•
Future Sale Sale Costs: 7.00% Fotal Loans	222,553 -15,579 -160,909	222,553 -15,579 <u>-154,406</u>	222,553 -15,579 <u>-147,362</u>	222,553 -15,579 <u>-139,734</u>	-15,579 <u>-131,473</u>	-	•	•	•	-15,57
Future Sale Sale Costs: 7.00% Fotal Loans	222,553 -15,579	222,553 -15,579	222,553 -15,579	222,553 -15,579	-15,579	-15,579	-15,579	-15,579	-15,579	-15,57 -78,66
Future Sale Sale Costs: 7.00% Total Loans Reversion	222,553 -15,579 -160,909	222,553 -15,579 <u>-154,406</u>	222,553 -15,579 <u>-147,362</u>	222,553 -15,579 <u>-139,734</u>	-15,579 <u>-131,473</u>	-15,579 <u>-122,526</u>	-15,579 <u>-112,836</u>	-15,579 <u>-102,342</u>	-15,579 -90,977	-15,57 -78,66 128,30
Future Sale Sale Costs: 7.00% Total Loans Reversion Annual Cash Flow Total Cash in	222,553 -15,579 -160,909 46,065	222,553 -15,579 <u>-154,406</u> 52,569	222,553 -15,579 <u>-147,362</u> 59,612	222,553 -15,579 <u>-139,734</u> 67,240	-15,579 -131,473 75,502	-15,579 -122,526 84,449	-15,579 -112,836 94,138	-15,579 -102,342 104,632	-15,579 -90,977 115,997	-15,57 <u>-78,66</u> 128,30
Future Sale Sale Costs: 7.00% Fotal Loans Reversion Annual Cash Flow Fotal Cash in (ear of Sale	222,553 -15,579 -160,909 46,065 1,679 47,743	222,553 -15,579 <u>-154,406</u> 52,569 1,679 54,247	222,553 -15,579 <u>-147,362</u> 59,612 1,679 61,291	222,553 -15,579 -139,734 67,240 1,679 68,919	-15,579 -131,473 75,502 1,679	-15,579 -122,526 84,449 1,679	-15,579 -112,836 94,138 1,679	-15,579 -102,342 104,632	-15,579 -90,977 115,997	-15,57 <u>-78,66</u> 128,30
Future Sale Sale Costs: 7.00% Total Loans Reversion Annual Cash Flow Total Cash in Year of Sale CALCULATION OF INTE	222,553 -15,579 -160,909 46,065 1,679 47,743	222,553 -15,579 <u>-154,406</u> 52,569 1,679 54,247	222,553 -15,579 <u>-147,362</u> 59,612 1,679 61,291	222,553 -15,579 -139,734 67,240 1,679 68,919	-15,579 -131,473 75,502 1,679	-15,579 -122,526 84,449 1,679	-15,579 -112,836 94,138 1,679	-15,579 -102,342 104,632	-15,579 -90,977 115,997	-15,57 <u>-78,66</u> 128,30
REVERSION - CALCULA Future Sale Sale Costs: 7.00% Total Loans Reversion Annual Cash Flow Total Cash in Year of Sale CALCULATION OF INTE	222,553 -15,579 -160,909 46,065 1,679 47,743	222,553 -15,579 <u>-154,406</u> 52,569 1,679 54,247	222,553 -15,579 <u>-147,362</u> 59,612 1,679 61,291	222,553 -15,579 -139,734 67,240 1,679 68,919	-15,579 -131,473 75,502 1,679	-15,579 -122,526 84,449 1,679	-15,579 -112,836 94,138 1,679	-15,579 -102,342 104,632	-15,579 -90,977 115,997	222,555 -15,57 -78,66 128,30 1,67 129,98

DISCOUNTED CASH FLOW ANALYSIS

BY: Herking and Associates
FILE #: Crescent
PROPERTY: 338-342 Crescent
DATE OF ANALYSIS: 2/15/08
PAGE 2

PAGE &		•			
	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
Projected Value	222,553	222,553	222,553	222,553	222,553
Total Loans: 75.0%	<u>-78,669</u>	<u>-65,339</u>	-50,903	-35,269	-18,337
Equity	143,884	157,214	171,650	187,284	204,216
Net Income	20,820	20,820	20,820	20,820	20,820
Interest Expense	-5,812	-4,705	-3,507	-2,210	-804
Loan Amortization	-13,330	-14,436		-	
Annual Cash Flow	1,679	1,679	1,679	1,679	1,679
Cash on Cash Yield	2.69%	2.69%	2.69%	. 2.69%	2.69%
Debt Service Coverage Ratio	1.09	1.09	1.09	1.09	1.09
REVERSION - CALCULAT	ION OF PROC	EEDS IN THE	YEAR OF SA	LE	
Future Sale	222,553	222,553	222,553	222,553	222,553
Sale Costs: 7.00%	-15,579	-15,579	-15,579	-15,579	-15,579
Total Loans	<u>-65,339</u>	-50,903	-35,269	18,337	0
Reversion	141,635	156,071	171,705	188,637	206,974
Annual Cash Flow	1,679	1,679	1,679	1,679	1,679
Total Cash in Year of Sale	143,313	157,749	173,384	190,316	208,653
CALCULATION OF INTERN	IAL RATE OF	RETURN - 15	YEAR HOLDI	NG PERIOD	
Reversion					206,974
Annual Cash Flow	1,679	1,679	1,679	1,679	1,679
INTERNAL RATE OF RETU	RN 10.00	%			

ADVANCED MORTGAGE EQUITY CALCULATION

BY: Herking and Associates FILE #: Crescent PROPERTY: 338-342 Crescent DATE OF ANALYSIS: 2/15/08 PAGE 2 INPUT VARIABLES			
Projected Holding Period (in years)	_	15	Years
LOAN # 1 Ratio		75.00	
Interest Rate	-	8.00	
Loan Term			v Years
Investor Equity Portion	_	25.00	
Required Investor Yield - IRR		10.00	
Annual Growth Rate - Value	_	0.00	
Annual Growth Rate - Net Income	"		
Soft Costs in Addition to Equity		0.00 3.00	
Selling Expenses in Year of Sale		7.00	
Loan # 1 x Constant (75.00% x Equity x Required Yield (25.00% x	0.1146782) 0.1000000)	0.02	360087 250000
LESS Credit for Equity Build-up		0.13	110087
RATIO x % PAID OFF x	STUKTUS EINU		
Loan # 1 - 75.00% 1.0000		-0.02	36053
	BASIC RATE	0.08	174033
ADD Amortization of Soft Costs (3.00	% x 0.13147)	0.00	39442
	•	0.09	13476
ADD Depreciation Factor		0.00	22032
CAPITALIZATION RATE AT STABLE	CCUPANCY	0.09	35507

OVERALL RATE - ROUNDED TO

9.36%

	MAP ADDENDUM	
Borrower City of Wyoming		
Property Address 338-342 Crescent Avenue		
chy Wyoming	County Hamilton	
state Ohio	Zip Code 45215	377
Lender/Client City of Wyoming, 800 Oak	Avenue, Wyoming, Ohio 4521	5

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code Section 4763.12 (C)
1. Name of Appraiser: ROBERT J. HERKING
Class of Certification/Licensure: Certified General XXX
Certification/Licensure Number: 394347
Scope: This report XXX is within the scope of my Certification/License is not within the scope of my Certification/License
4. Service provided by: _xx_disinterested & unbiased third partyinterested & blased third partyinterested third party on contingent fee basisinterested third party on contingent fee basis
5. Signature of person preparing and reporting the appraisal
THIS FORM MUST BE INCLUDED IN CONJUNCTION WITH ALL APPRAISAL ASSIGNMENTS OR SPECIALIZED SERVICES PERFORMED BY A STATE-CERTIFIED OR STATE-LICENSED REAL ESTATE APPRAISER.

STATE OF OHIO
Department of Commerce
Division of Real Estate & Professional Licensing
Appraiser Section
Cleveland OH
(216) 787-3100
Fax (216) 787-4449
www.com.state.oh.us

Definition of Market Value Ordinary Assumptions and Limiting Conditions Certification

DEFINITION OF MARKET VALUE:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus, traplicit in this definition is the consummation of a sale of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

ORDINARY ASSUMPTIONS AND LIMITING CONDITIONS:

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- If the appraiser has provided a sketch in the appraisal report, the sketch shows approximate dimensions and is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
- 3. If the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report that the subject site is (or is not) located in an identified Special Flood Hazard Area, as the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in account because he or she made an appraisal or the property in question, unless required to do so by a count. The appraiser has noted in the appraisal report any significant advarse conditions (such as needed repairs, depreciation, the presence of hazardous wastes. toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraisar has no knowledge of any hidden or unapparent conditions of the properly or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the properly more of less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whather such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as n environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
- 9. I have agreed to enter into this assignment as requested by the client named in the report for the use specified by the client which is stated in the report. which calls for things that are different from the work that would otherwise be required by the specific guidelines of the USPAP. The client has agreed that the performance of this limited appraisal service is appropriate for their intended use.

Other. The comparables were inspected from exterior and additional information was verified from a variety of sources including Court House, MLS, Agents, and other sources. Appraisal reflects Market Value of the subject as of the date of inspection.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

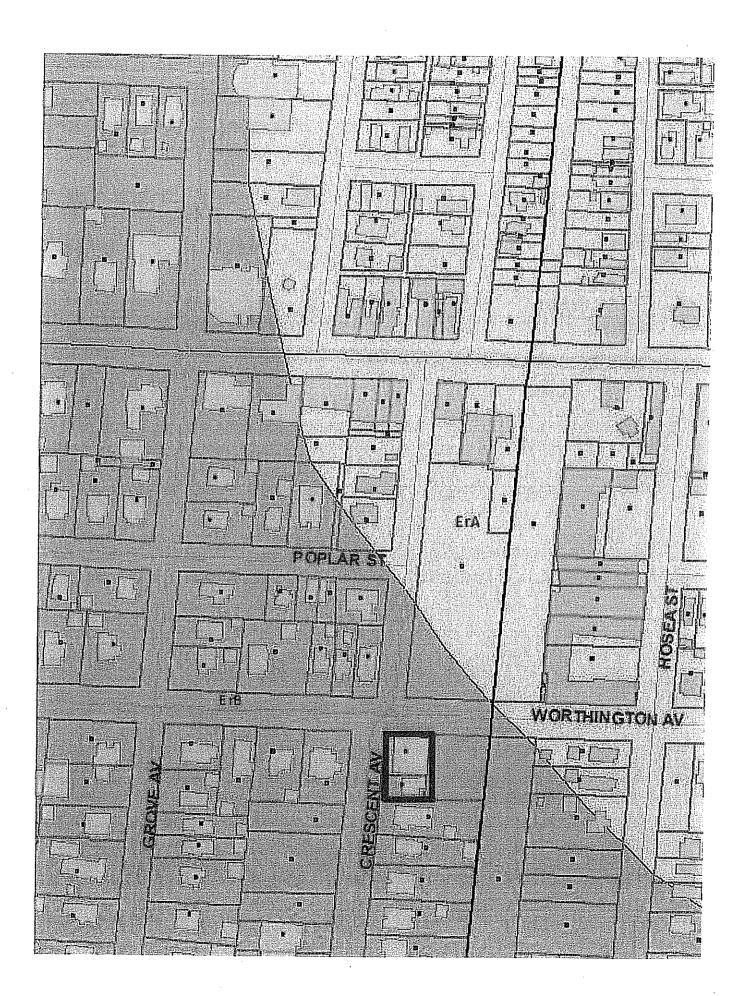
- The statements of fact contained in this report are true and correct.
- 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- 3. I have no (or the specified) present or prospective interest in this property that is the subject of this report, and I have no (or the specified) personal interest or blas with respect to the parties involved.
- My compensation is not contingent upon the reporting of a predetermined value or direction in value that layors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurance of a subsequent event.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Practice.
- I have (or have not) as indicated on the report made a personal inspection of the property that is the subject of this report. If more than one person has algoed the report, each person has indicated on the report whather they did or did not make an inspection of the appraisal property.
- 7. Unless otherwise indicated below, no one provided me with significant professional assistance in the completion of this appraisal assignment.

SUPERVISORY APPRAISER'S CERTIFICATION:

If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications, and am taking full responsibility for the appraisal and the appraisal report.

Signature	SUPERVISORY APPRAISER
Name Robert J. Herking Date Report Signed 3/1/08	Name
Date Report Signed 3/1/Ø8 X Did Did Not Inspect Subject Property	Date Report Signed Did Did Not Inspect Subject Property
Cert./Lic.# 394347 St Oh Exp: 5/4/Ø8	Cert./Lic.# St Exp:
Rev. 8/94	*

Soil & Water Information



Debby Martin

From:

Alberto, Marcelo [Marcelo.Alberto@hamilton-co.org]

Sent:

Wednesday, April 02, 2008 9:13 AM

To:

dmartin@wyoming-ohio.com

Subject:

SOIL MAP

Attachments: crescent park wyomimg.jpg

Ms. Martin,

Attached is a JPEG image of the area you requested as described on your email to Dan Taphorn. There are only 2 soil types on the area: ErB and ErA and I will fax you the description of these soils from the Soil Survey.

The Red Line along the middle of the map is the line between Wyoming and Lockland.

There are no water features in the area.

Please call or email me if you need anything else.

Chey Alberto, CPESC
Urban Technician
Hamilton County Soil and Water Conservation District
29 Triangle Park Drive, suite 2901
Cincinnati, Ohio 45246
Tel: (513) 772-7645
Fax: (513) 772-7656

see our website at www.hcswcd.org

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the low strength of the soil. Replacing the subsoil with suitable base material will help strengthen the roadbed. During dry periods, this soil is droughty for lawns. The substratum is a good source of sand and gravel. Runoff and erosion increase during construction; therefore, a plant cover should be maintained wherever possible.

This soil is in capability subclass IIIe and woodland suitability subclass 20.

ErA—Eldean-Urban land complex, 0 to 2 percent slopes. This complex consists of a deep, nearly level, well drained Eldean soil and Urban land. It is on stream terraces and outwash plains. Areas of this complex range from 25 to 500 acres in size and contain about 55 percent Eldean loam and 30 percent Urban land. The areas of Eldean soil and the areas of Urban land are so intricately mixed, or so small, that it is not practical to separate them at the scale used in mapping.

Typically, the Eldean soil has a surface layer of brown, friable loam about 7 inches thick. The subsoil is about 29 inches thick. The upper and middle parts of the subsoil are brown, firm clay loam; and the lower part is reddish brown, friable gravelly clay loam. The substratum to a depth of about 60 inches is yellowish brown, loose gravelly loamy sand. In some places, the soil has been radically altered. Some of the low areas have been filled or levelled during construction, and other small areas have been cut, built up, or smoothed.

The Urban land part of the complex is covered by streets, parking lots, buildings, and other structures that so obscure or alter the soils that identification of the soils is not feasible.

Included in mapping, and making up about 15 percent of the complex, are areas of Martinsville, Warsaw Variant, and Wea soils. The Martinsville and Wea soils commonly are near breaks to the uplands, and the soils of the Warsaw Variant are adjacent to the flood plains.

Permeability is moderate or moderately slow in the subsoil and rapid or very rapid in the substratum. The root zone is mainly moderately deep to sand and gravel. The available water capacity is low or moderate, and runoff is slow. The organic matter content is moderately low or moderate.

The Eldean soil makes up the parks, open space, lawns, and gardens. It is suited to grasses, flowers, vegetables, trees, and shrubs. Perennials selected for planting should be tolerant of dry sites. During dry periods, irrigation is needed for good growth. The included spots of cut or filled land commonly have a gravelly surface layer and poor tilth. Lawns are difficult to establish in these areas. The fill material is so variable that no predictions can be made about its properties.

The Eldean soil is well suited to use as a site for buildings and recreation uses. If it is used as a site for sanitary facilities, pollution of ground water is a hazard. Most sanitary facilities are connected to sewers and sewage treatment facilities. The use of the Eldean soil

as a site for local roads and streets is limited by the low strength of the soil. This limitation can be overcome by replacing the subsoil with a suitable base material. Sma stones in the surface layer interfere with such intensive recreation uses as baseball diamonds. Sloughing is a hazard in excavations in the Eldean soil.

The Eldean soil is in capability subclass its. It is not assigned to a woodland suitability subclass.

ErB—Eldean-Urban land complex, 2 to 6 percent slopes. This complex consists of a deep, gently sloping, well drained Eldean soil and Urban land. It is on stream terraces. Areas range from 5 to 100 acres in size and contain about 55 percent Eldean loam and 30 percent Urban land. The areas of Eldean soil and the areas of Urban land are so intricately mixed, or so small, that it is not practical to separate them at the scale used in mapping.

Typically, the Eldean soil has a surface layer of brown friable loam about 5 inches thick. The subsoil is about 2 inches thick. The upper and middle parts of the subsoil are brown, firm clay loam; and the lower part is reddish brown, friable gravelly clay loam. The substratum to a depth of about 60 inches is yellowish brown, loose gravelly loamy sand. In some places the soil has been radically altered. Some of the low areas have been filled or levelled during construction, and other small areas have been cut, built up, or smoothed. In a few areas the surface layer is sandy loam.

The Urban land part of this complex is covered by streets, parking lots, buildings, and other structures that so obscure or alter the soils that identification of the soils is not feasible.

Included in mapping, and making up about 15 percent of most areas, are small areas of Martinsville soils. These soils are on similar or slightly higher positions on the landscape.

Permeability is moderate or moderately slow in the subsoil and rapid or very rapid in the substratum of the Eldean soil. The root zone is mainly moderately deep to sand and gravel. The available water capacity is low or moderate, and runoff is medium. The subsoil ranges from medium acid to mildly alkaline. The organic matter content is moderately low.

The Eldean soil makes up the parks, open space, lawns, and gardens. It is suited to grasses, flowers, vegetables, trees, and shrubs. During dry periods, irrigation is needed for good growth. Perennials selected for planting should be tolerant of drought. Erosion is a hazard if the soil is disturbed and left bare. The included spots of cut or filled land commonly have a gravelly surface layer and poor tilth. Lawns are difficult to establish in these areas. The fill material is so variable that no predictions can be made about its properties.

The Eldean soil is well suited to use as a site for buildings and recreation uses. If it is used as a site for sanitary facilities, pollution of ground water is a hazard.

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Most sanitary facilities are connected to sewers and sewage treatment facilities. The use of the Eldean soil as a site for local roads and streets is limited by the low strength of the soil. This limitation can be overcome by replacing the subsoil with a suitable base material. Storm sewers are used in many areas to handle storm water runoff. Small stones in the surface layer interfere with such recreation uses as baseball diamonds. Sloughing is a hazard in excavations in the Eldean soil.

The Eldean soil is in capability subclass lie. It is not assigned to a woodland suitability subclass.

FdA—Fincastle silt loam, 0 to 2 percent slopes. This deep, nearly level, somewhat poorly drained soil is on the broad flats of Wisconsinan till plains. Most areas are oblong or irregularly shaped and range from 3 to 150 acres in size.

Typically, the surface layer is dark grayish brown, friable silt loam about 8 inches thick. The subsoil is about 34 inches thick. The upper part of the subsoil is brown, mottled, friable silt loam; the middle part is dark yellowish brown, mottled, firm silty clay loam; and the lower part is dark yellowish brown and dark brown, mottled, firm clay loam. The substratum to a depth of about 70 inches is yellowish brown, mottled, friable loam. In some areas the surface layer is darker. Included in mapping, and making up about 10 percent

of most mapped areas, are small areas of moderately well drained Xenia soils on slight rises. The seasonal high water table is between depths of

12 and 36 inches in winter and in spring and other extended wet periods. Permeability is slow. The available water capacity is high. Surface runoff is slow. The organic matter content is moderate or moderately low. This soil is highly corrosive to untreated steel. The potential for frost action is high.

In most areas this soil is used as cropland. It is well suited to corn, soybeans, and small grain and to grasses and legumes for hay and pasture. It can be used for row crops year after year if management is optimum. It dries slowly in spring, and planting is delayed in undrained areas. Subsurface and surface drains are used. This soil is subject to surface crusting after hard rains. Additions of organic matter reduce surface crusting and maintain soil structure.

Overgrazing or grazing when the soil is wet causes surface compaction and poor tilth. Proper stocking, pasture rotation, and restricted grazing when the soil is wet help keep the pasture plants and the soil in good condition.

This soil is moderately well suited to trees. Tree seedlings grow better if competing vegetation is controlled or removed by spraying, cutting, or disking. Species selected for planting should be tolerant of wetness.

Some areas are in urban uses. This soil is poorly suited to building site development and to sanitary

facilities, such as septic tank absorption fields. It is moderately well suited to recreation uses. The slow permeability and seasonal wetness limit these use Subsurface drains, open ditches, and storm sewer used to improve drainage and lower the seasonal water table. This soil is better suited to houses wit basements than to houses with basements. Drains base of footings and exterior basement wall coating help prevent wet basements. Building sites should landscaped so surface water drains away from foundations. Perimeter drains help lower the seaso high water table around septic tank absorption fiel The use of this soil as a site for local roads and st is limited by the hazard of frost action in the soil a the low strength of the soil. These limitations can overcome by providing artificial drainage and using suitable base material.

This soil is in capability subclass liw and woodla suitability subclass 3o.

FeA—Fincastle-Urban land complex, 0 to 2 p slopes. This complex consists of a nearly level, somewhat poorly drained Fincastle soil and Urban It is on broad flats on the Wisconsinan till plains. A areas of this complex range from 10 to 150 acres and contain about 60 percent Fincastle silt loams 30 percent Urban land. The areas of Fincastle soil the areas of Urban land are so intricately mixed, o small, that it is not practical to separate them at th scale of mapping used.

Typically, the Fincastle soil has a surface layer of grayish brown, friable silt loam about 8 inches thic subsoil is about 34 inches thick. The upper part of subsoil is brown, mottled, friable silt loam; the midipart is dark yellowish brown, mottled, firm silty clay and the lower part is dark yellowish brown and brown the lower part is dark yellowish brown and browntled, firm clay loam. The substratum to a depth about 70 inches is yellowish brown, mottled, firm cloam. In some places the soil has been radically a Some of the low areas have been filled or levelled construction; and other small areas have been cut up, or smoothed.

The Urban land part of the complex is covered to streets, parking lots, buildings, and other structures so obscure or alter the soils that identification of the soils is not feasible.

Included in mapping, and making up about 10 prof the complex, are small areas of the moderately drained Xenia soils on slightly higher positions that Fincastle soil and a few low lying areas that are stoponding by runoff from adjacent higher areas.

Most areas of this complex are artificially draine sewer systems, gutters, surface ditches, and to a lextent, drainage tiles or tubing. The Fincastle soil not artificially drained has a seasonal high water to between depths of 12 and 36 inches in winter and spring and other extended wet periods. Permeability

338 – 342 Crescent Avenue

336 Crescent Avenue

Landscape Design

Hamilton County Natural Resources Assistance Council Ohio Public Works Commission - District 2

CLEAN OHIO CONSERVATION PROGRAM Scoring Methodology for Grant Applications (For definition of terms, refer to attached Ohio Conservation Fund Glossary of Terms)

Project Name:	Crescent	Park	Expansion	Phase II
Applicant Name			<u> </u>	
Applicant Conta			State Code:	061-86730
Rating Team:	Sutton, Russo	. Gla	SSMOURY	
	7	ō		- · · · · · · · · · · · · · · · · · · ·
YES NO			LIMINARY SCR	***
Ap	plicant is eligible entity (Note	: NRAC (Committee may require	documentation of cost-effectiveness)
	mplete application received by			and the state of t
cal hti Toj Cin To	r and water Conservation () I for a free Soil Survey book p://www.dnr.state.oh.us/soil pographic maps are availabl einnati, OH 45202 513/946	SWCD) 1 at 513/7' s/surveyo e at the F 4250, & a	District 29 Triangle P 72-7645, or you can a data/tabid/9090/Defa Jamilton Co. Engine It the Hamilton Co. S	maps are available through Hamilton Co. ark Dr, Ste 2901 Sharonville, OH 45246 or access these maps at: ult.aspx er's Office, 138 E. Court St, Room 700, SWCD, or at www.topozone.com (\$100 cost). Dept., 138 E Court St, Room 800, Cincinnati,
con con eith	screation easement on it) for p upleted within 6 months of rec	reservati eiving gra ial applic	on purposes, and that unt (or funding may be ation submission, or it	te is willing to sell the subject property (or sell a this land or easement acquisition will be revoked). NOTE: a certified appraisal must may be submitted to the NRAC District e date.
Proje (m	ect funded during this round way be revoked).	ill be con	npleted within 24 mon	ths of grant acceptance (or funding
NRANRA	C Funds are NOT used to cov	er admin	istrative costs (If yes,	please list specific costs).
Appl ma	icant is ready and able to com y be revoked)	plete proj	ect (if the project is n	ot initiated within 6 months the grant
(if NO to any of th	e above statements then this j	project m	ay be considered ineli	gible for review and funding)
Project purpose m A. Open Space (p acquires lan	oust involve at least one of the per Ohio Revised Code Section ad for parks	following n 164.22	g from A. ar B. below: A)	
acquires la	nd for public forests			
acquires lar	nd for wetland preservation or	restoratio	on	
acquires lar	nd for natural areas protecting	endanger	ed species	
	nd for other natural areas, incl	_	•	
,	d for connecting corridors for	natural a	irens	
openspace a	equisition			
permanent c	conservation easement			

constructs or enhances facilities necessary to make open space area accessible & useable by the general public
B. Riparian Corridors or Watersheds (per Ohio Revised Code Section 164.22 B) Protects or enhances riparian corridors and watersheds, including the protection and enhancement of streams, rivers and other waters of the state. (Affected watersheds or sub-watersheds must be identified) C. Would the project: YES NO
fund current legal obligations (such as fines, penalties, litigation, expenses, mitigation or reclamation) under state or federal laws or local ordinances?
fund facilities other than those required to provide public access to or use of openspace?
fund facilities for active recreation, such as tennis courts, ball fields or recreation centers.
fund bridges other than foot bridges, walk/bike trails (with NRAC funds)
is any part of the project outside the boundaries of Hamilton County, while seeking funding solely through the NRAC District 2?
If Yes to any of the above in Section C, the project is ineligible (Section 164.22, ORC). If project meets Part I requirements (Preliminary Screening), continue to Part II, III and IV.
Any applicant submitting false, misleading documentation in any application shall be excluded from funding consideration in the particular program year being applied for. Furthermore the applicant shall be penalized in future funding years up to 5 points a year for a maximum of 2 years.
PART II: PROJECT EMPHASIS
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RIPARIAN CORRIDOR

10. ____ preserves or restores functioning floodplains, including groundwater recharge areas (documentation must be provided through a flood plain map).

11. U preserves or restores water quality and/or aquatic biological communities OMIT
12. 0 preserves or restores natural stream channels.
13 preserves or restores streamside forests, native vegetation or adjacent habitat.
14. O preserves existing high quality wetlands or restores wetlands (documentation must be provided including a wetlands map, and/or written documentation by a certified professional).
PART II. Continued
15. D permanent acquisition of riparian corridors, watersheds, forested hillsides, or greenspace linkages.
16. D plants vegetation or reforests lands for filtration to improve water quality, or to control stormwater runoff
17. O preserves headwater streams move to Part IV and give 3 points
PART II SCORE: 6
PART III: NRAC SCORING METHODOLOGY - Required
NRAC's shall consider the following in approving or disapproving a grant:
 Percentage of Clean Ohio matching funds necessary to complete project (Local match can include bargain sales, where seller provides at least a 25% price reduction below fair market value as a matching contribution). Local match cannot include any demolition costs, and demolition costs will not be funded by Clean Ohio Fund money.
<u>O</u> 75 % 74-70% 69-65% 64-60% <60% (required-0 pts) (2 pts) (6 pts) (8 pts) (10 pts)
2. Level of collaborative participation: Participation means active involvement through in-kind services or funding as defined by District 2 NRAC (LETTER OF SUPPORT IS REQUIRED). (give 1 point if any of the following are met up to a maximum of 3 pts):
$\underline{0}$ local political subdivisions $\underline{0}$ state agencies $\underline{0}$ federal agencies
organizations organizations organizations local business groups
3. Level of conservation coordination with other Openspace, Riparian Corridor, Farmland Protection or Urban Revitalization Projects under the Clean Ohio Fund in this or other Public Works Commission districts (PLEASE DOCUMENT).
O is a joint project in this district (1 pt)
4. Community benefits: documentable economic, social/recreational or environmental benefits the proposed project will bring to the geographical area represented by the NRAC as compared to other projects. (If yes, 2 points)
0
5. Extent of public access once project is completed (if applicable check one, maximum 2 pts)
The project includes the construction or enhancement of facilities (not funded by NRAC) that are necessary to make an open space area accessible and useable by the general public (2 pts).
<u>D</u> Is a fee simple acquisition of lands for the purpose of making riparian corridors accessible and useable by the general public (2 pts).
6. Operation and Maintenance once project is completed U operation plan and infrastructure (including equipment, personnel and/or contracted services) in place (4 pts) O operation plan, no infrastructure (including equipment, personnel and/or contracted services) (2 pts)

United operation plan, volunteers available (please document volunteer support) (1 pt) 10 no operation or maintenance plan in place (0 pts)	
7. Project Management Experience of similar or related projects)DOCEMENTATION REQUIRED IN	
APPLICATION) successfully completed 3-5 similar projects in the last 10 years (3 pts)	
successfully completed 1-2 similar projects in the last 5 years (2 pts)	
thas partnered on at least one similar project in the last 5 years (1 pt)	
PART III SCORE: 8	
PART IV: COMPLIANCE WITH HAMILTON COUNTY PRIORITIES	
The NRAC may adopt additional criteria which reflect local priorities as long as the criteria compliment, and do not neg PARTS 1-111 which carry out ORC Sec. 164.20-164.27.	ate,
1. Community Planning: Project is in concert with publicly-adopted regional, local neighborhood or community	
advisory association plan, watershed plan, or greenspace plan (may include adoption by governing hodies, planning	
commissions, park districts or similar boards or commissions appointed by the governing body of a political jurisdiction). (3 pts).	
2. Natural Resource Viability: How important is the project to the viability of the natural resources affected by the	
project (VERIFIABLE DOCUMENTATION REQUIRED) (give 1 point for each that applies, 3 point maximum):	
D protects a federally listed endangered species or biological community	
O protects more than 5 State Natural Heritage Inventory (NHI) endangered species	
7) protects 1-5 State NHI ranked rare species	
n protects a high quality example of a regionally endangered biological community b protects a threatened biological community or important example of Ohio's natural heritage. Part IV, 4	
 Project preserves or naturally restores steep hillsides with slopes of 20% or greater and/or project preserves or natural restores steep slopes of 20% or greater in combination with stream bank erosion control measures (3 pts). 	ly
 Project preserves or enhances undeveloped lands along viewsheds of major highway and transportation corridors (3 pts). 	
5. Project preserves headwater streams - include topo map - (3 pts)	
6. Project protects highly erodable lands or hydric soils (3 pts).	
7. Project addresses a situation where action must be taken now or opportunity will be lost forever (3 pts) (Documenting evidence as to how opportunity will be lost must be submitted)	
PART IV SCORE:	
SUMMARY SCORE:	
PART II 6	
PART III 8	
PART IV 3	
TOTAL 17	
RANKING AMONG ALL PROJECTS:	
The state of the s	

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